



TOWN HALL  
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**AMHERST PLANNING BOARD  
Wednesday, December 7, 2016, 7:00 PM  
Town Room, Town Hall  
AGENDA**

**I. MINUTES**

**II. PUBLIC HEARING – SITE PLAN REVIEW**

**7:05 PM SPR2017-00008 – 113 Cows Road – W.D. Cows (Atkins North)**

Request Site Plan Review approval to modify the existing Site Plan Review approval (SPR2015-00006) to (1) revise the boundaries of the lease line; (2) decrease the number of off-street parking spaces from fifty (50) to twenty-nine (29); and (3) revise the Landscape Plan (Map 5A/Parcel 139, COM zoning district)

**III. PRESENTATION by Beacon Communities LLC regarding North Square at the Mill District – Planning Board discussion and recommendations to the Zoning Board of Appeals**

Comprehensive Permit application (ZBA FY2017-00007) for mixed-use development under M.G.L. Chapter 40B, to create a mixed-use, mixed-income development consisting of two new buildings containing 130 residential units, including 20% (26) affordable units, 22,000 square feet of non-residential space, approximately 299 parking spaces, and including site improvements, on approximately 5.3 acre leased site on a 12 acre property at 134 and 92 Montague Road, North Amherst (Map 5A, Parcel 42 and 139; Commercial (Com) and Residential Neighborhood (R-N) Zoning).

**IV. TOWN MEETING**

- A.** Debriefing about Fall Special Town Meeting
- B.** Topics not reasonably anticipated 48 hours prior to the meeting

**V. PLANNING & ZONING**

- A.** Zoning Subcommittee Report
- B.** Planning Issues
- C.** Public Comment Period

**VI. OLD BUSINESS**

- A.** Signing of Decisions
- B.** Topics not reasonably anticipated 48 hours prior to the meeting

**VII. NEW BUSINESS**

Topics not reasonably anticipated 48 hours prior to the meeting

**VIII. FORM A (ANR) SUBDIVISION APPLICATIONS**

**IX. UPCOMING ZBA APPLICATIONS**

**X. UPCOMING SPP/SPR/SUB APPLICATIONS**

**XI. PLANNING BOARD COMMITTEE & LIAISON REPORTS**

Pioneer Valley Planning Commission – Jack Jemsek and Christine Gray-Mullen

Community Preservation Act Committee – Pari Riahi

Agricultural Commission – Stephen Schreiber

Design Review Board – Michael Birtwistle

Housing and Sheltering Committee – Greg Stutsman

Zoning Subcommittee – Rob Crowner and Greg Stutsman

UTAC (University and Town of Amherst Collaborative) – Greg Stutsman and Christine Gray-Mullen

Downtown Parking Working Group – Christine Gray-Mullen and Richard Roznoy

Transportation Advisory Committee – Christine Gray-Mullen and Richard Roznoy

**XII. REPORT OF THE CHAIR**

**XIII. REPORT OF STAFF**

**XIV. ADJOURNMENT**